

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JUNE 4, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Fletcher Ridge Long-Form PRD, located on the north side of Kanis Road, west of Chenal Downs. (Z-9409)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicants are requesting approval of PRD, Planned Residential Development, zoning for this 52 +/- acre property to allow for the phased development of a single family residential subdivision containing 205 lots, six (6) tracts and 6,910 linear-feet of new public street.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PRD zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p>	
BACKGROUND	<p>The applicants are requesting approval of PRD zoning for this 52 +/- acre property to allow for the phased development of a single-family residential subdivision containing 205 lots, 6 tracts and 6,910 linear-feet of new public street. The project will be developed in five phases. A variance is requested to allow for advance grading of the entire site in conjunction with development of the first phase. The average lot size is fifty (50) feet x 110 feet. The proposed density is 3.92 lots per acre. The lots are proposed to have front and rear setbacks of twenty (20) feet and side yard setbacks of five (5) feet. 15.99 of the fifty-two (52) acres, or roughly 31%, are proposed to be common open space and buffers.</p>	

**BACKGROUND
CONTINUED**

The applicant proposes to dedicate right-of-way as required for Kanis Road. A roundabout is proposed at Kanis Road/Chenal Downs Boulevard and the planned entrance into the proposed new subdivision. The applicant is proposing to do any required Master Street Plan improvements to Kanis Road. The Master Street Plan establishes an alternative design standard for this portion of Kanis of paving with twenty-two (22) feet and two (2), four (4)-foot gravel shoulders east of Chenal Downs Boulevard and two (2) , 10.5' lanes with no shoulders west of Chenal Downs Boulevard. A secondary emergency/Fire Department access road is shown at the north perimeter of the subdivision, tying into Wildwood Place Subdivision which is developing to the north.

The Planning Commission reviewed this request at their April 25, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.